



20606 & 20612 HIGHWAY 99

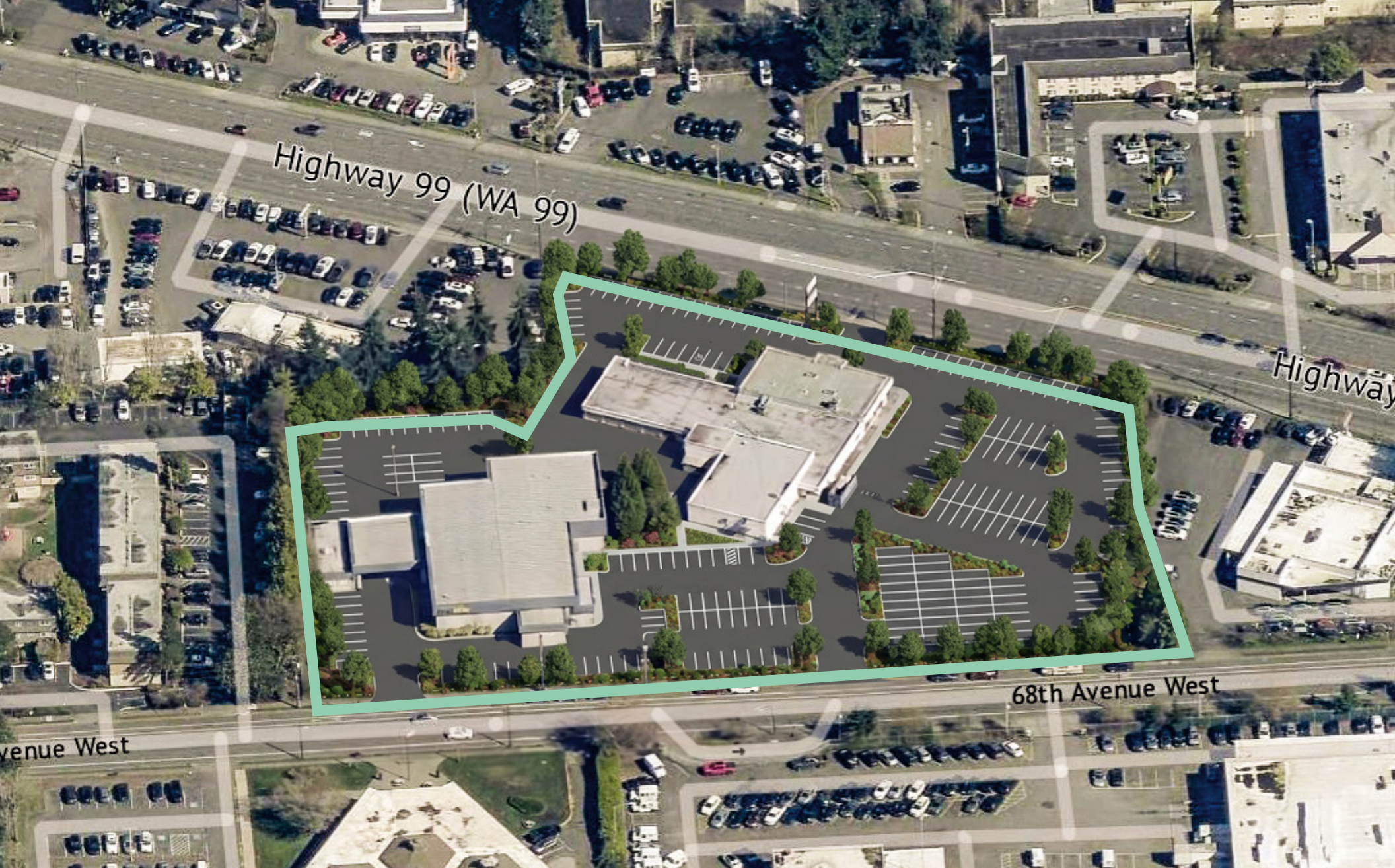
Lynnwood, WA 98036

FOR LEASE

Also Available for Sale

CONFIDENTIAL OFFERING MEMORANDUM

CBRE



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**20606 & 20612
HIGHWAY 99**

Lynnwood, WA 98036

01

EXECUTIVE
SUMMARY



Asking Lease Rate
\$65,000 / Month

Lease Type
NNN (Triple Net)

Also Available
For Sale - Contact Brokers for Pricing

The Offering

RENOVATED THROUGHOUT. DELIVERED MOVE-IN READY.

CBRE is pleased to present the exclusive leasing opportunity at 20606 & 20612 Highway 99 in Lynnwood, Washington. A longtime fixture on Lynnwood's automotive row, the property is being comprehensively renovated from the interior out and will be delivered in turnkey, move-in-ready condition, giving the next operator a modern dealership facility on one of the Pacific Northwest's most active corridors. The facility comprises approximately 33,110 square feet of automotive purpose buildings on 3.67 acres, with a complete on-site infrastructure: showroom, service center, finance office, covered service canopy, and approximately 300 paved parking and inventory display spaces, available for occupancy upon completion of renovations, anticipated Q4 2026.

The outgoing tenant has completed a full interior buildout of the sales showroom building, delivering a brand new, move-in ready facility. The buildout includes a redesigned showroom floor, private sales offices, updated restrooms built to current ADA standards, and new flooring, ceilings, and mechanical systems throughout. Renovation of the service center and office building is currently in progress, including fresh paint, new flooring, and full restoration of building systems. The property will be delivered in fully improved, occupancy-ready condition.

The site occupies a mid-block, through-lot position with dual street access: approximately 360 feet of frontage on Highway 99 and 491 feet on 68th Avenue West, delivering the kind of visibility and traffic exposure that defines this corridor. Highway 99 carries approximately 34,000 vehicles per day past the site, making it one of the highest-traffic counts in Lynnwood. The property sits at the 50-yard line of Lynnwood's automotive row, firmly established as the heart of the region's most active dealership corridor.

02

PROPERTY
& BUILDING
DESCRIPTION



Property Description

Property Address	20606 & 20612 Highway 99, Lynnwood, WA 98036
County	Snohomish County
Assessor Parcel	00564100000802
Land Area	±160,020 SF (3.67 acres)
Total Building SF	±33,110 SF (3 buildings)
Parking	±300 surface stalls (paved) <i>Inventory display + customer + service</i>
Highway 99 Frontage	±360 ft, dual-direction exposure
68th Ave W Frontage	±491 ft, independent access street
Access	Dual-street, multiple curb cuts
Zoning	General Commercial (CG) <i>City of Lynnwood, auto uses permitted outright</i>
Utilities	All public utilities available
Condition	<i>Sales showroom building: renovation complete, turnkey. Service center and office building: renovation in progress. Property will be delivered in fully improved, occupancy-ready condition upon completion.</i>
Occupancy	Vacant. Available for occupancy ±Q4 2026

A Complete, Purpose-Built Automotive Dealership Facility

The property comprises three buildings, purpose-designed for full-service automotive dealership operations, supported by a covered service intake canopy and approximately 300 paved stalls for inventory, customer, and service vehicles.

Building		Year Built	Dealership Functions	Main Floor	2nd Floor	Total SF
Building A	20606	1993	Auto Service Center, parts dept, finance & admin	11,017 SF	6,700 SF	17,717 SF
	Hwy 99	Renovated 2026				
Building B	20606	1999	Service Manager Office	1,150 SF	—	1,150 SF
	Hwy 99	Renovated 2026				
Building C	20612	1964	Auto Sales Showroom	13,787 SF	456 SF	14,243 SF
	Hwy 99	Renovated 2026	Service & Detail Primary Hwy 99 frontage building			
Total Building Area				25,954 SF	7,156 SF	±33,110 SF

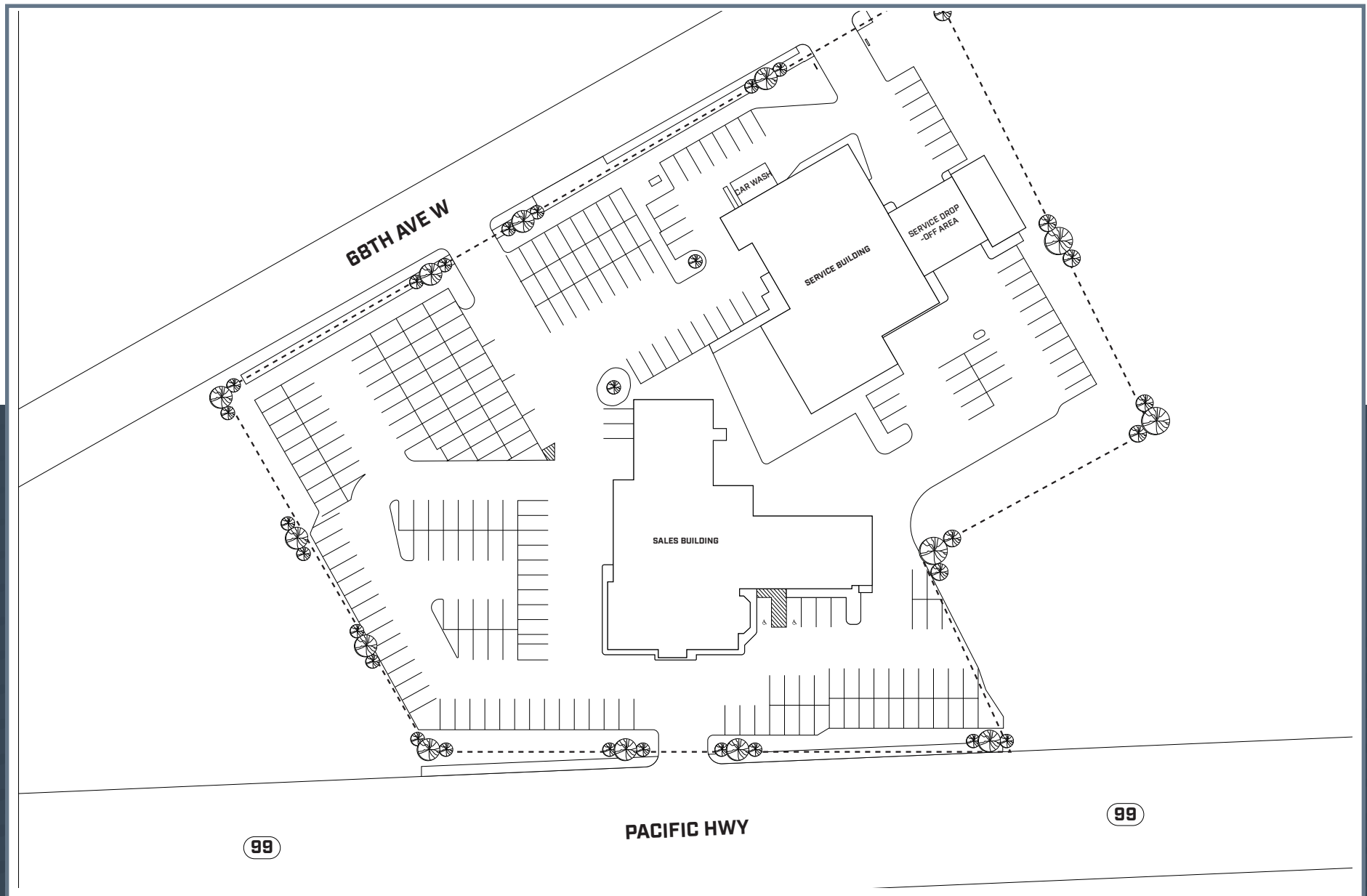
The service center (Building A) includes eight vehicle lifts and a Hunter four-post drive-on alignment rack with an integrated imaging wheel alignment system. The sales building's service area (Building C) includes an additional eight vehicle lifts, for a total of sixteen lifts conveying with the property.

COVERED SERVICE CANOPY

A 44' × 44' (±1,936 SF) covered drive-through canopy between Buildings A and B provides a protected vehicle intake and drop-off area, a critical operational asset for any service-oriented dealer that is rarely found in available inventory on this corridor.

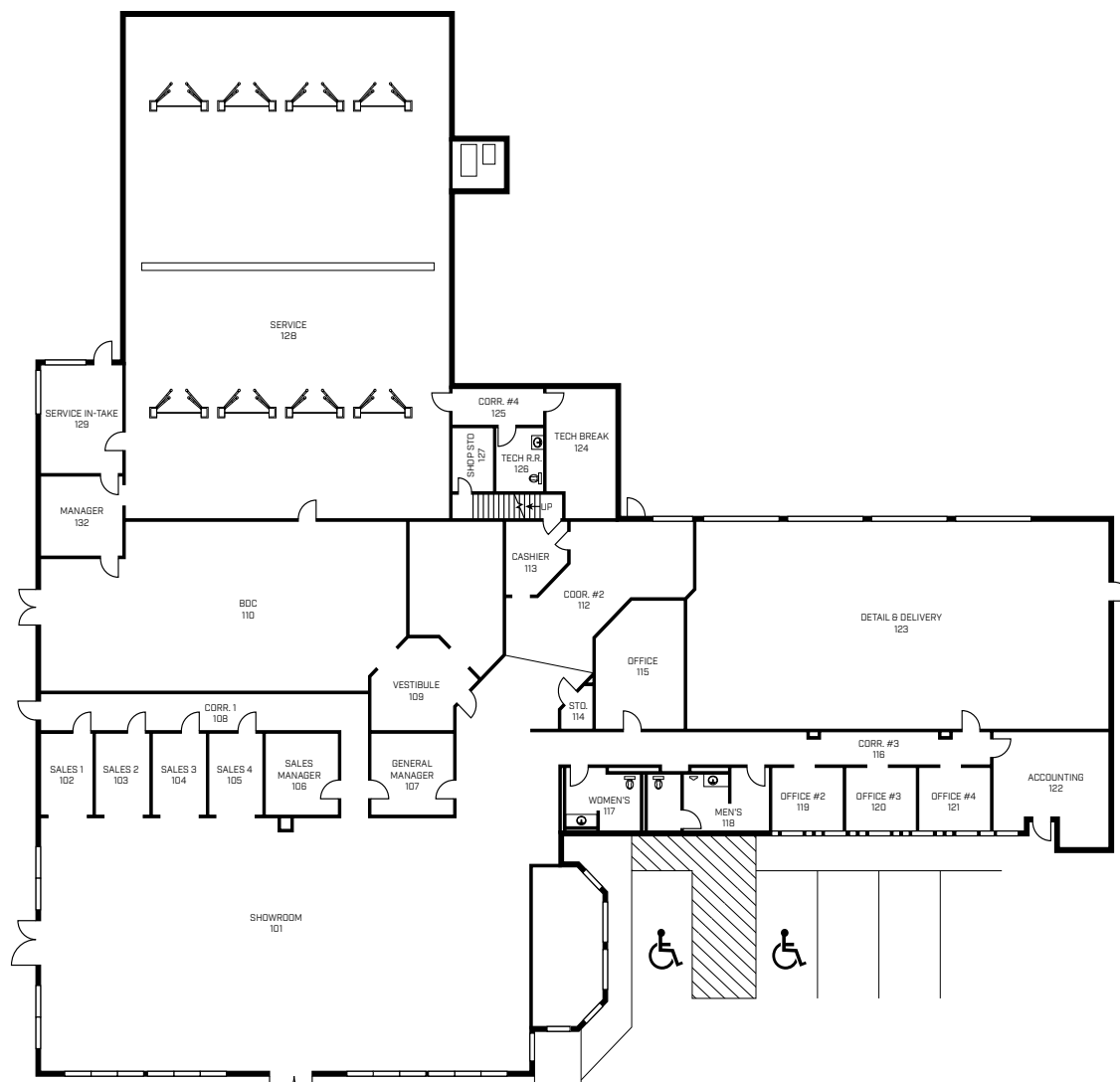


SITE PLAN



FLOOR PLAN

Sales Center - 1st Floor



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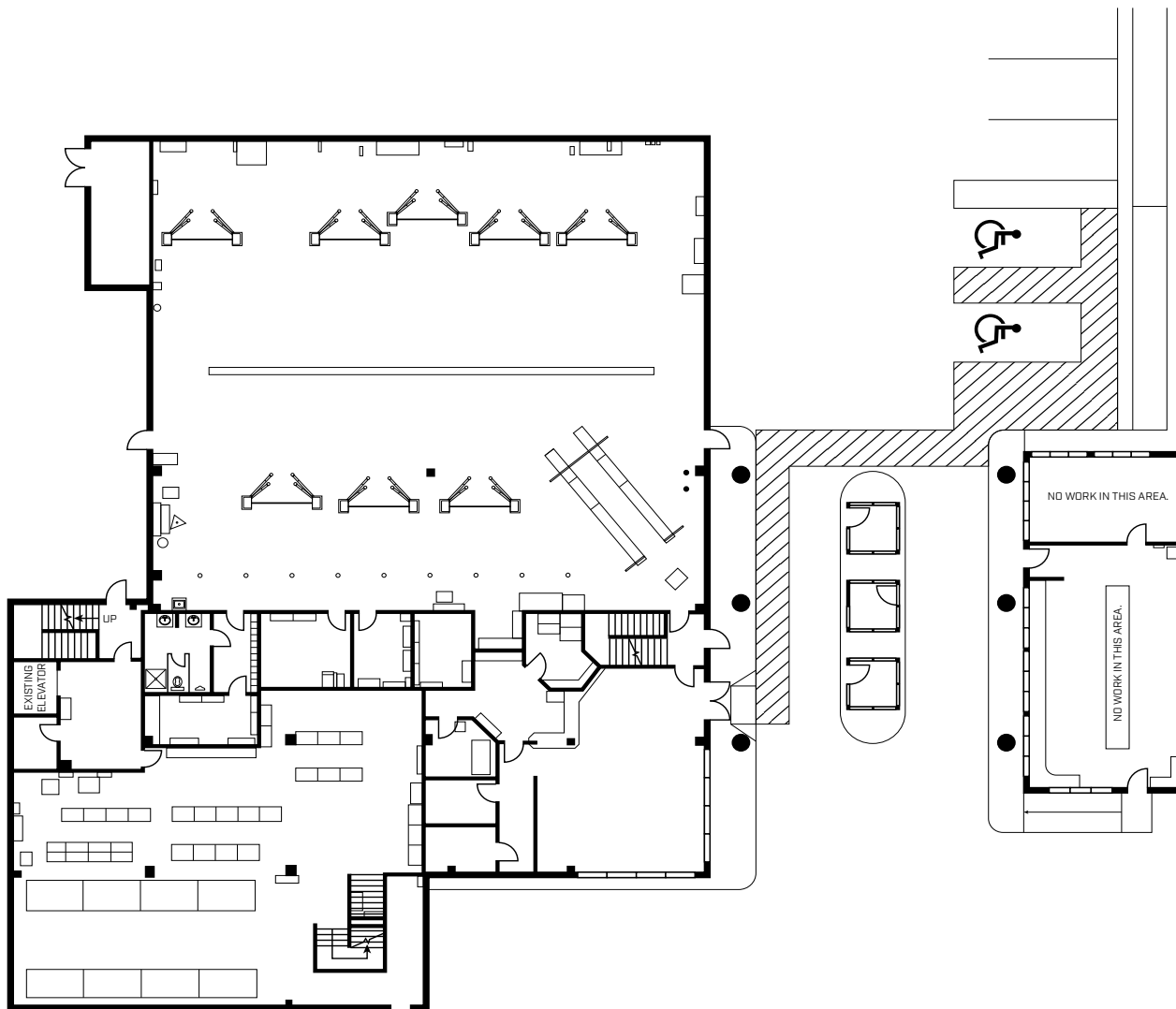
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FLOOR PLAN

Service Center - 1st Floor



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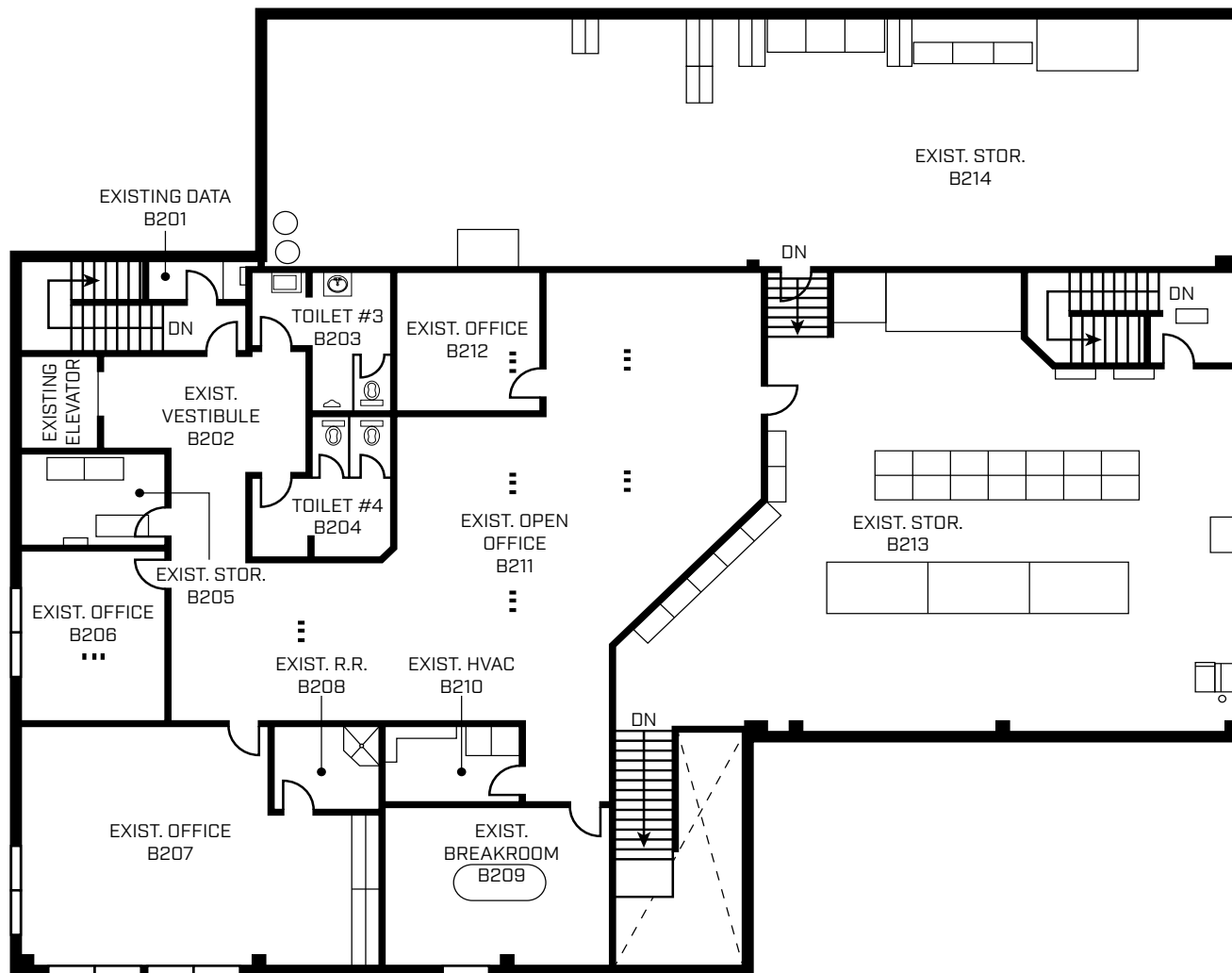
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FLOOR PLAN

Service Center - 2nd Floor



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03

PROPERTY
HIGHLIGHTS

Property Highlights

DEALERSHIP ATTRIBUTES

- **Fully Improved — Move-In Ready Upon Delivery** - Showroom, sales offices, service center, finance office, and covered canopy are all in place, with the sales showroom renovated to a move-in ready standard and the service center and office building renovations underway. The property will be delivered in fully improved, occupancy-ready condition, enabling day-one operations without additional capital investment.
- **16 Vehicle Lifts + Alignment System Convey** - Sixteen vehicle lifts across the service and sales buildings, plus a Hunter four-post drive-on alignment rack with imaging wheel alignment, remain with the property. Significant equipment value in place on day one.
- **±300 Paved Stalls** - Supports new and pre-owned vehicle inventory display, a full service drive, dedicated customer parking, and room to grow.
- **Dual-Street Access** - Separate entry and exit from both Highway 99 and 68th Avenue West allow dealers to route customer traffic, service vehicles, and transport deliveries independently — reducing congestion and improving the customer experience.
- **Configured for Single Tenant or Owner** - One user controls all three buildings and the entire site, the whole property runs as a single, cohesive operation.

TRAFFIC & VISIBILITY

- **~34,000 VPD on Highway 99** - One of the highest traffic counts in Lynnwood. Consistent, high volume exposure for any dealer brand operating from the site.
- **~8,000 VPD on 68th Ave W** - Significant secondary street volume adds a second source of drive-by customer awareness.



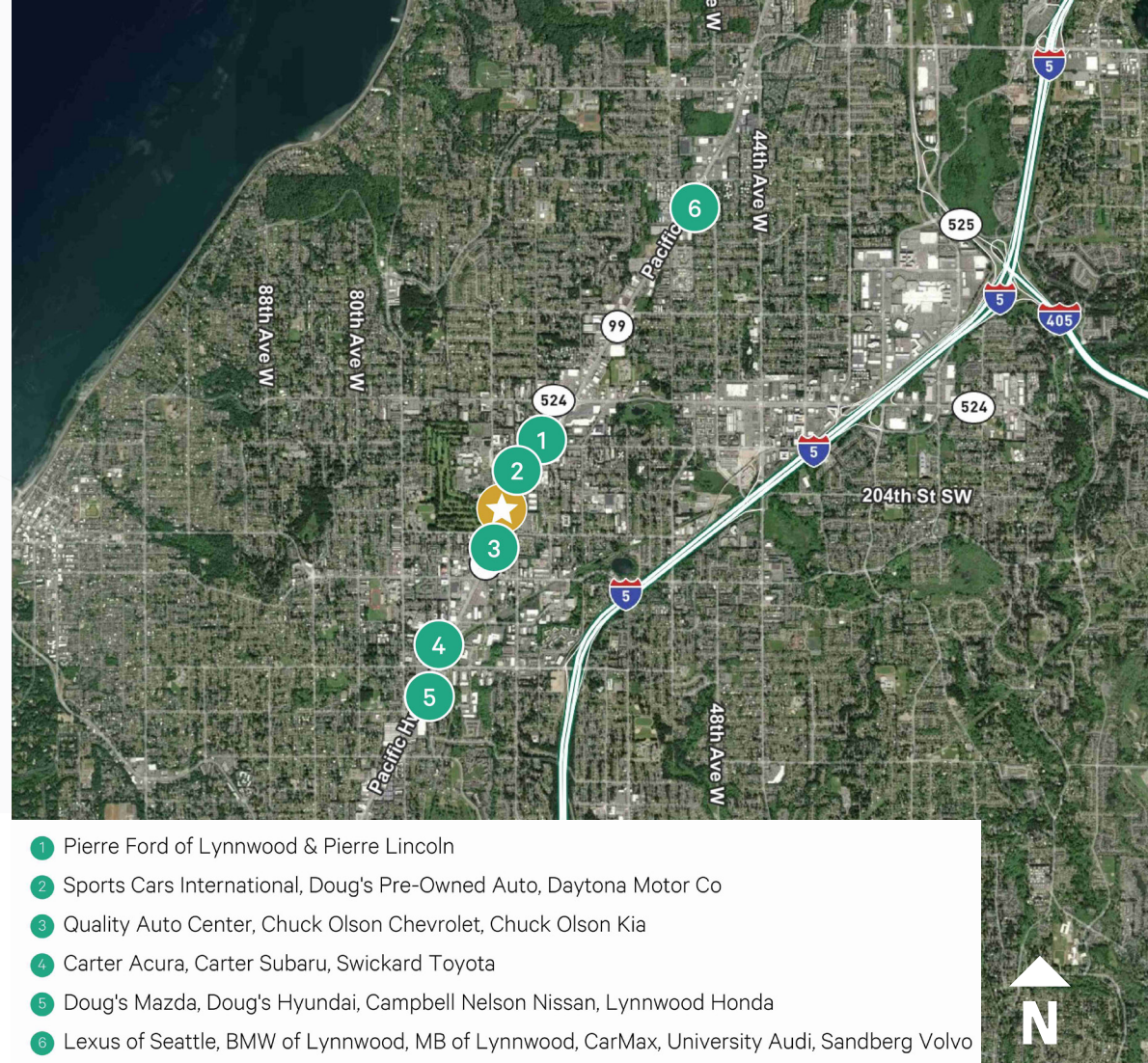
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LOCATION
OVERVIEW

Lynnwood's Automotive Row: The Heart of the Corridor

The subject property sits at the 50-yard line of Lynnwood's Highway 99 automotive corridor, surrounded by more than a dozen franchised and independent dealers within a two-mile radius, making it one of the most recognized dealership addresses in the Pacific Northwest.

Dealership	Address	Proximity
Pierre Ford of Lynnwood	20020 Hwy 99	Adjacent
Pierre Lincoln	20030 Hwy 99	Adjacent
Sports Cars International	Adjacent (North)	Adjacent
Doug's Pre-Owned Auto	Adjacent (South)	Adjacent
Daytona Motor Co	20221 Hwy 99	~0.2 mi
Quality Auto Center	20420 Hwy 99	~0.3 mi
Chuck Olson Chevrolet	Hwy 99 Corridor	~0.5 mi
Chuck Olson Kia	Hwy 99 Corridor	~0.5 mi
Carter Acura	21515 Hwy 99	~0.6 mi
Carter Subaru of Shoreline	Hwy 99 Corridor	~0.7 mi
Swickard Toyota	Hwy 99 Corridor	~0.8 mi
Doug's Lynnwood Mazda	Hwy 99 Corridor	~1.0 mi
Doug's Lynnwood Hyundai	Hwy 99 Corridor	~1.0 mi
Campbell Nelson Nissan	Hwy 99 Corridor	~1.0 mi
Lynnwood Honda	22020 Hwy 99	~1.0 mi
Lexus of Seattle	Hwy 99 Corridor	~1.3 mi
BMW of Lynnwood	Hwy 99 Corridor	~1.4 mi
Mercedes-Benz of Lynnwood	17800 Hwy 99	~1.5 mi
CarMax	Hwy 99 Corridor	~1.5 mi
University Audi Lynnwood	17315 Hwy 99	~1.6 mi
Sandberg Volvo	17025 Hwy 99	~1.7 mi



- ① Pierre Ford of Lynnwood & Pierre Lincoln
- ② Sports Cars International, Doug's Pre-Owned Auto, Daytona Motor Co
- ③ Quality Auto Center, Chuck Olson Chevrolet, Chuck Olson Kia
- ④ Carter Acura, Carter Subaru, Swickard Toyota
- ⑤ Doug's Mazda, Doug's Hyundai, Campbell Nelson Nissan, Lynnwood Honda
- ⑥ Lexus of Seattle, BMW of Lynnwood, MB of Lynnwood, CarMax, University Audi, Sandberg Volvo

OTHER NEARBY DEMAND DRIVERS

- **Swedish Edmonds Hospital** - Major regional medical center, within blocks of the site
- **Edmonds College** - Adjacent campus with 20,000+ enrolled students
- **Lynnwood Municipal Golf Course** - Immediately adjacent to the site on the west
- **Snohomish County Judicial Center** - Across 68th Ave W, consistent daily traffic driver
- **US Postal Service** - Across 68th Ave W, high-frequency daily visits

05

ZONING



General Commercial (CG), City of Lynnwood

The property is zoned General Commercial (CG), a designation that expressly serves auto-borne clientele and accommodates a wide range of commercial, retail, and service uses. Automotive uses are permitted outright under this designation. No conditional use permit, variance, or special approval is required for a new dealer to operate from this site.

The City of Lynnwood's future land use map designates the site as Mixed Use Commercial, reflecting the city's long-term planning vision for the Highway 99 corridor as a transit-served, mixed-use environment. For a commercial tenant or owner, this designation has no material impact on the current use rights.

PERMITTED USES (SELECT - OUTRIGHT)

- **Automotive** - Sales, rental, repair, EV charging stations, tire and lube service, auto glass, parts and accessories, car wash operations
- **Medical** - Medical, dental, optical, chiropractic clinics; off-campus emergency department
- **Office** - Business and professional office
- **Business Services** - Professional services, administrative support
- **Eating & Entertainment** - Restaurants, drive-through service, bars and taverns
- **Institutional** - Assisted living, senior care, higher education, trade and vocational schools
- **Other** - Public and private parking facilities, heliports and helistops

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